

00548525/ rl



IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

U.S. BANK NATIONAL ASSOCIATION, NOT
IN ITS INDIVIDUAL CAPACITY BUT
SOLELY AS TRUSTEE OF SW REMIC
TRUST 2014-2 WITHOUT RECOURSE

vs.

ESTATE OF GREGORY R. VENTOZA;
JADON VENTOZA; UNKNOWN HEIRS,
SPOUSE, DEVISEES, AND LEGATEES OF
THE ESTATE OF GREGORY R. VENTOZA;
DOES 1-10 INCLUSIVE; UNKNOWN
OCCUPANTS OF THE SUBJECT REAL
PROPERTY; PARTIES IN POSSESSION OF
THE SUBJECT REAL PROPERTY; PARTIES
CLAIMING A RIGHT TO POSSESSION OF
THE SUBJECT PROPERTY; ALL OTHER
UNKNOWN PERSONS OR PARTIES
CLAIMING ANY RIGHT, TITLE, ESTATE,
LIEN, OR INTEREST IN THE REAL ESTATE
DESCRIBED IN THE COMPLAINT HEREIN

SHERIFF'S NOTICE TO JUDGMENT DEBTOR OF
SALE OF REAL PROPERTY

CAUSE # 14-2-21074-4 KNT

JUDGMENT RENDERED ON 9/22/2015
ORDER OF SALE ISSUED: 2/29/2016
DATE OF LEVY: 3/15/2016

TO: ESTATE OF GREGORY R. VENTOZA (IN REM), JUDGMENT DEBTOR:

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF
KING COUNTY TO SELL THE RIGHT, TITLE AND INTEREST OF THE JUDGMENT DEBTOR(S)
IN THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED
ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

30808 228th AVE SE, BLACK DIAMOND, WA 98010

LOT 13, SAWYER GLEN, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 84 OF
PLATS, PAGES 62-63, RECORDS OF KING COUNTY, WASHINGTON; TOGETHER WITH A STRIP
OF LAND APPROXIMATELY 30 FEET IN WIDTH BEING A PORTION OF THE SOUTHEAST
QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 21 NORTH, RANGE 6
EAST, W.M., LESS THE SOUTH 1290 FEET OF THE EAST 630 FEET THEREOF LYING EAST OF
228TH AVENUE SOUTHEAST (OLD COUNTY ROAD NO. 357) AS SHOWN IN KING COUNTY
ENGINEER FOLDER C-18, WHICH ADJOINS LOT 13, ON THE NORTH.
APN/PARCEL # 7570700130

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

TIME: 10:00 AM
DATE: MAY 6, 2016
PLACE: 4TH AVENUE ENTRANCE, KING COUNTY ADMINISTRATION
BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT OF **\$341,152.58** TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE. FOR THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

King County Courthouse
516 Third Avenue
Room W-150
Seattle, WA 98104
(206) 263-2600

THIS PROPERTY IS SUBJECT TO:

- ☐ 1. No redemption rights after sale.
- ☐ 2. A redemption period of eight months which will expire at 4:30 p.m. on MAY 6, 2017.
- ☒ 3. **A redemption period of one year which will expire at 4:30 p.m. on MAY 6, 2017.**

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY 4:30 P.M. ON MAY 6, 2017, THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.

The judgment debtor may also have the right to retain possession during any redemption period if the property is used for farming or if the property is being sold under a mortgage that so provides.

JOHN URQUHART, SHERIFF
King County, Washington

BY: HUGO ESPARZA
DEPUTY
KING COUNTY COURTHOUSE
516 THIRD AVENUE
ROOM W-150
SEATTLE, WA 98104
206-263-2600

ATTORNEY:
MCCARTHY & HOLTHUS, LLP
108 1ST AVENUE S
STE 300
SEATTLE, WA 98104
855-809-3977